

CLARK HOUSING REVIEW BOARD CLARK COUNTY

DEPARTMENT OF COMMUNITY SERVICES

Esther Short Building
610 Esther Street

THURSDAY MAY 22, 2003

MEETING NOTES

CLARK HOUSING REVIEW BOARD MEMBERS PRESENT

Ed Mosback	AVP Auditor and Compliance Officer
Matthew Clarkson	Soaring Eagle, Inc.
Mark Bottemiller	Bottemiller Architecture
Jeanne Harris	Vancouver City Councilmember
Lloyd Halverson	City of Camas

BOARD MEMBERS ABSENT

Renee Jacob	Holland & Knight LLP
Karen Nelson	Senior Vice President Riverview Bank
Barbara Wood	LaCenter Resident
Doug Lasher	Clark County Treasurer's Office
Jeri Shumate	Information and Referral

STAFF

Pete Munroe, Thomas Lasher, Peggy Sheehan, Samantha Givens

I. CALL TO ORDER/Introductions

The meeting was called to order at 3:00 by Lloyd Halverson, Chair.

II. Review and Approval of Meeting Minutes

Since there was not a quorum, minutes from April could not be formally approved. The board chose to discuss some items on the agenda although no action could be taken.

III. HB 2060 Deed Recording Surcharge Planning Update

The interlocal agreement for the use of the recording surcharge (2060) is currently being reviewed by the county attorney. Peggy Sheehan described the bill and the county's plan for the use of this money for people who are at or below 50% of median. The county worked with a consultant and over 75 stakeholders during the planning process. The group determined that:

- \$250,000 per year would be used to purchase a housing bond.
- 40% of the funds would be used for operations of shelters and low-income housing.
- 30% of the funds would be used for capital projects.
- The CHRFB will be responsible for the distribution of the funding.

Housing Bond \$250,000 annually (approximately 30%)

Diane Stites from the Vancouver Housing Authority attended the meeting to discuss the housing bond. Some of the highlights from her presentation include:

- The proposal is for a \$2,000,000 bond to be purchased and repaid over the next 10 years.
- The money would be used for property acquisition for low-income housing in Clark County. The VHA will purchase the sites (land or housing).
- The CHRB will select the end-user of the property.
- The VHA would own the land but provide for a long-term lease to a non-profit developer of the site.
- Residents of the housing must be at 50% of median area income or below.
- The sites will be located throughout Clark County but not in very low-income areas (unless housing rehab or preservation).
- No more than half the funds could be used in one jurisdiction.
- Sites should not be rural, and should be correctly zoned or able to be easily rezoned.
- The VHA and the County will work with agencies and other interested parties to further develop the guidelines.

Peggy reviewed the memorandum that was distributed in the board packet:

Operating Funds (40% of the funds)

• 2002-2003 Revenue

Staff is recommending that the immediate needs of the shelters and low-income housing providers be addressed by providing this year's 40% of the revenue for "one-time-only" projects. A meeting would be held with the qualified providers to discuss immediate needs. Staff would develop recommendations and present them to both the CHRB and HSRC. This could happen as early as July.

• 2003-2004 and Future Revenue

Staff is recommending that the operating portion of the 2060 funds be allocated to the funding mix that is currently provided to the agencies for housing operations through the Human Services Review Committee. The plan is to have cross membership on the two boards (CHRB & HSRC) and develop the working relationships for the 2003-2004 recording fee revenue.

With the addition of the recording fee revenue for operating funds, the county will have the opportunity to work with the community to plan for the long-term use of all of the operating funds. Upon approval by the CHRB, staff will proceed with the planning, with a completion time of February.

Capital funds (30% of the funds)

Staff recommends that this revenue be added into the HOME allocation process.

IV. ACE Forward Commitment Transfer Request

Erin Kelleher asked the board to take ACE's forward commitment for the Battle Ground application and move it to a similar project that would be built in Orchards. They need a commitment for match to apply for McKinney dollars by July 15, 2003. Since the board's next meeting will be held June 26, 2003, a formal vote could happen at that time rather than voting by phone or e-mail. ACE would only need \$350,000 instead of the originally requested \$400,000. Pete said that a request like this had never come before the board before. The project at Orchards would have the same mix of units as the Battle Ground project, but it would be fewer units. The reason for the change is that the Battle Ground property could not be secured and the Orchards site is already owned by ACE. Mark Bottemiller mentioned that he really liked the idea of a housing project in Battle Ground and is not sure if he would have agreed to a forward commitment for a project in Orchards. Jeanne Harris mentioned that she was concerned with keeping the public process of awarding dollars fair. There will be no official action taken on this matter since there is not a quorum at this meeting.

V. Other

Ed Mosback said that according to the new census information, Clark County now has 5 low-income census tracts and 13 moderate-income census tracts.

Adjournment

Meeting adjourned at 4:40 p.m.